



CITY OF REDMOND

NOTICE OF PUBLIC HEARING

PUBLIC HEARING DATE: 08/29/2005

TIME: 7:00 PM

PLACE: CITY OF REDMOND PUBLIC SAFETY BUILDING - 8701 160TH AVENUE N.E., REDMOND WA 98052

BY: HEARING EXAMINER JOHN E. GALT

FILE NUMBER: L050235 **PERMIT TYPE:** Planning Type III, Variance

PROJECT NAME: NINTENDO VARIANCE

PROPONENT: Nintendo of America

PROJECT DESCRIPTION: Applicant seeks a variance from the City of Redmond Green Standards regulating the location of future building placement from NE 51st St. Variance is being sought from RCDG 20C.50.25-040(3)(b) and (c), 20C.60.25-050(3)(b) and (e), and 20D.240.20-020(5) and (6).

PROJECT LOCATION: NE Corner of NE 51st street and 148th Avenue NE

SIZE OF SUBJECT AREA IN ACRES: 26.5 **SQ.FT:** 115,434 **ZONING:** Overlake Business and Advanced Technology

COMPREHENSIVE PLAN DESIGNATION: Overlake Business and Advanced Technology

APPLICATION DATE: 6/21/2005

NOTICE OF COMPLETENESS DATE: 6/21/2005

REQUIRED PERMITS: Variance application

REQUIRED PERMITS, NOT PART OF THIS APPLICATION: None

REQUIRED STUDIES: None

EXISTING ENVIRONMENTAL DOCUMENTS, RELEVANT TO THIS APPLICATION: SEPA checklist

SEPA THRESHOLD DETERMINATION: SEPA Exempt

PUBLIC COMMENT PERIOD: All interested persons are invited to comment at the public hearing to express their views, or to submit written testimony, or, written comments may be submitted to the Permit Center prior to the hearing to be received no later than **8/29/2005 at 5:00 p.m.**

INFORMATION AVAILABLE: A copy of the Staff Report to the Hearing Examiner will be available 7 days prior to the hearing, (additional copies will be provided at the requestor's cost). The application and all documents filed by the Applicant are available for inspection or copying (at the cost of the requestor) and are on file in the Permit Center. The file may be examined at the Permit Center during business hours. The Permit Center is located at City Hall, 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710 (425-556-2473). The staff contact for this project, Lynda Aparicio, Senior Planner, may be reached at 425-556-2438, or e-mail laparicio@redmond.gov.

PUBLIC HEARING INFORMATION AVAILABLE: Following the hearing to be held on AUGUST 29, 2005 a copy of the decision will be sent to parties of record, and can be obtained by contacting the Office of the Hearing Examiner, City of Redmond, MS: PSFHE, P.O. Box 97010, Redmond, WA 98073-9710 Phone: (425) 556-2436. The appeal procedures will be set forth in the Hearing Examiner's Report issued in this matter. If you are hearing or visually impaired, notify the Office of the Hearing Examiner at 425-556-2436 one week in advance of the hearing in order to be provided assistance.

DATE OF NOTICE: August 15, 2005